

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Houston

State: TX

PJ's Total HOME Allocation Received: \$191,683,173

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State: 37			
<u>Program Progress:</u>							
% of Funds Committed	91.32 %	89.90 %	15	92.82 %	37		35
% of Funds Disbursed	71.70 %	80.44 %	30	82.38 %	9		10
Leveraging Ratio for Rental Activities	2.74	3.97	13	4.55	23		34
% of Completed Rental Disbursements to All Rental Commitments***	81.88 %	86.84 %	27	80.69 %	37		28
% of Completed CHDO Disbursements to All CHDO Reservations***	34.83 %	59.30 %	31	67.01 %	16		9
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	59.44 %	70.51 %	30	79.23 %	5		10
% of 0-30% AMI Renters to All Renters***	24.89 %	37.19 %	25	44.47 %	11		18
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	98.25 %	95.69 %	22	93.93 %	53		46
<u>Overall Ranking:</u>				In State:	28 / 37	Nationally:	11 16
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$12,520	\$13,659		\$24,984	3,427 Units		28.20 %
Homebuyer Unit	\$6,806	\$9,177		\$14,192	8,491 Units		69.80 %
Homeowner-Rehab Unit	\$35,424	\$29,315		\$20,036	244 Units		2.00 %
TBRA Unit	\$0	\$3,638		\$3,164	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Houston TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$33,953	\$44,545	\$35,353
State:*	\$48,078	\$57,886	\$32,291
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	6.1	5.4	9.4	0.0
Black/African American:	45.0	27.5	71.3	0.0
Asian:	0.1	1.5	0.0	0.0
American Indian/Alaska Native:	0.3	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.1	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	0.8	0.0	0.0
Asian/Pacific Islander:	0.2	3.1	0.0	0.0

ETHNICITY:

Hispanic	48.1	60.7	19.3	0.0
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HOUSEHOLD SIZE:

1 Person:	29.1	12.7	54.1	0.0
2 Persons:	25.4	16.1	24.2	0.0
3 Persons:	21.2	22.6	9.4	0.0
4 Persons:	16.3	24.8	6.1	0.0
5 Persons:	5.0	14.8	3.7	0.0
6 Persons:	2.1	6.1	1.2	0.0
7 Persons:	0.3	2.1	0.8	0.0
8 or more Persons:	0.6	0.8	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.9	12.3	13.5	0.0
Elderly:	10.5	0.6	75.8	0.0
Related/Single Parent:	31.0	34.0	4.5	0.0
Related/Two Parent:	25.5	51.4	6.1	0.0
Other:	4.1	1.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	20.3	0.0 [#]
HOME TBRA:	12.7	
Other:	6.0	
No Assistance:	61.0	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state




** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Houston State: TX Group Rank: 11
 (Percentile)
 State Rank: 28 / 37 PJs Overall Rank: 16
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	81.88	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	34.83	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	59.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	98.25	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	4.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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